

# Development Fees



THE CITY OF SAN DIEGO

City Planning and  
Community Investment  
Department

This brochure outlines fees which the Facilities Financing Section of the City Planning and Community Investment Department collects as part of the costs of land development in the City of San Diego. Facilities Benefit Assessments (FBA) or Development Impact Fees (DIF) are charged for development in all planned urbanizing and urbanized communities within the City of San Diego. A developer usually pays one or the other (FBA or DIF), not both. This money is used by the City to provide needed public facilities such as streets, libraries, parks, and fire stations. The fees must generally be paid to the Information and Application Services Division of the Development Services Department prior to the issuance of a building permit.

The Facilities Financing Section also assesses Housing Impact Fees. These fees were adopted by Ordinance O-17454 on April 16, 1990. This fee is applicable on new construction, additions or interior remodeling to accommodate a change from the structure's current use. These fees are only applicable on non-residential development. These fees were established to meet, in part, the affordable housing needs of San Diegans.

If you have any questions about any of these fees, the last page of the brochure contains a list of the Facilities Financing Section personnel who will help you.

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**FEES ARE SUBJECT TO CHANGE PER UPDATE PROCESS.  
CHECK WITH FACILITIES FINANCING PROJECT MANAGER FOR CURRENT FEES.**

August 10, 2006  COMMUNITY	FISCAL YEAR 2007 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi- Family Unit	Commercial Acre	Industrial Acre	Institu- tional Acre	Commercial/Indus'l		SPF Single- Family	SPF Multit- Family
						Trans\$/ ADT	Fire\$/1000 SF GBA		
Planned Urbanizing Communities									
Black Mountain Ranch	47,776	33,443	15,814 (a) (b)	8,229 12,020 (a)	158,130	-	-	-	-
Carmel Mt. Ranch	-	-	-	-	-	-	-	-	-
Carmel Valley - N	20,364	14,255	75,550	70,256	72,699	-	-	-	-
Carmel Valley - S	20,364	14,255	75,550	70,256	72,699	-	-	-	-
Del Mar Mesa	80,270(c)	56,189	165,356	-	-	-	-	-	-
Fairbanks Ranch	15,018	10,513	46,531	-	-	-	-	-	-
Miramar Ranch North(d)	-	-	-	-	-	-	-	-	-
Mira Mesa	15,778	11,044	97,661	34,236- 44,808	-	-	-	-	-
North University City	16,229	11,361	-	-	-	1,093(e)	-	-	-
Otay Mesa (f)	13,610	9,527	78,260 106,060	27,220 27,132	-	-	-	-	-
Pacific Highlands Ranch	66,460 45,194 (g)	46,524	536,207	357,468	190,648	-	-	-	-
Rancho Bernardo	301/201(h)	301/141(h)	2,106	602	-	-	-	1,366/641(h)	954/449(h)
Rancho Encantada	2,450	1,715	-	-	-	-	-	-	-
Rancho Peñasquitos	19,997	13,998	119,982	-	-	-	-	-	-
Sabre Springs	3,887	2,721	680(a)	343(a)	-	-	-	-	-
San Pasqual	1,680	1,176	-	-	-	168	-	-	-
Scripps Miramar Ranch	4,912	3,438	96,956	58,448	33,448	-	-	-	-
Tierrasanta	5,105	3,573	27,427	15,315	-	-	-	-	-
Torrey Highlands (m)	64,995	45,498	116,341- 391,919(i)	349,587	97,492	-	-	-	-
Via de la Valle	3,196	-	-	-	-	-	-	-	-
Urbanized Communities									
Barrio Logan	920	920	-	-	-	51	-	-	-
Centre City	3,970	3,970	-	-	-	1,700	320	-	-
Clairemont Mesa	4,261	4,261	-	-	-	42	105	-	-
College Area	2,484	2,484	-	-	-	175	-	-	-
Golden Hill	8,124	8,124	-	-	-	115	221	-	-
Kearny Mesa	7,536	7,536	-	-	-	61	66	-	-
La Jolla	4,794	4,794	-	-	-	171	148	-	-
Linda Vista	1,788(j)	1,788(j)	-	-	-	98	188/91(k)	-	-
Mid City (l)	2,417	2,417	-	-	-	75	5		
Midway/Pacific Highway	6,526	6,526	-	-	-	842	15	-	-
Mission Beach	1,590	1,590	-	-	-	148	-	-	-
Mission Valley	11,621	11,621	-	-	-	251	323	-	-
Navajo	2,162	2,162	-	-	-	152	-	-	-
North Park (l)	4,080	4,080	-	-	-	62	115		
Ocean Beach	3,063	3,063	-	-	-	188	268	-	-

August 10, 2006  COMMUNITY	FISCAL YEAR 2007 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi- Family Unit	Commercial Acre	Industrial Acre	Institu- tional Acre	Commercial/Indus'l		SPF Single- Family	SPF Multit- Family
						Trans\$/ ADT	Fire\$/1000 SF GBA		
Old San Diego	4,582	4,582				615	277	-	-
Otay Mesa-Nestor	9,957	9,957	-	-	-	89	1	-	-
Pacific Beach	2,431	2,431	-	-	-	46	120	-	-
Peninsula	3,020	3,020	-	-	-	146	114	-	-
San Ysidro	3,486	3,486	-	-	-	69	72	-	-
Serra Mesa	6,516	6,516	-	-	-	226	587	-	-
Skyline/Paradise Hills	5,632	5,632	-	-	-	123	230	-	-
Southeastern San Diego	5,559	5,559	-	-	-	290	70	-	-
Tijuana River Valley	3,486	3,486	-	-	-	69	72	-	-
Torrey Pines	9,180	9,180	-	-	-	327	-	-	-
South University City	1,778	1,778	-	-	-	91	-	-	-
Uptown	7,665	7,665	-	-	-	119	74	-	-

**Key:**  
 SPF - Special Park Fee  
 SF - Square Foot  
 DIF - Development Impact Fee  
 ADT - Average Daily Trip  
 GBA - Gross Building Area  
 FBA - Facilities Benefit Assessment

**Notes:**  
 (a) Assessment per 1,000 sq. ft. of Building Area  
 (b) Hotel Rate = \$20,447/Room, Golf Course Rate = \$1,802,127/Course  
 (c) AR-1-2 (New Land Use Code) Zone Single Family - \$75,454  
 (d) Fee Dependent on Development Agreements. Check with Project Manager.  
 (e) Applies to Commercial & Industrial development in the North University City Community area.  
 (f) Otay Mesa is divided into West and East Sub-Areas. Facilities Benefit Assessment may be prorated for interim land use developments.  
 (g) Del Mar Highlands Estates ONLY.  
 (h) Vista del Lago ONLY  
 (i) Local Mixed Use - \$475,754 per acre (net of residential area)  
 (j) Includes \$91 per DU for the Linda Vista Community Center  
 (k) An addition of \$91 per 1,500 sq. ft. of Commercial Building Area will be allocated to the Linda Vista Community Center  
 (l) Credit against DIF is given for SPF.  
 (m) Excludes Fairbanks Highlands.

#### Schedule of Interim Development Impact Fees For Subarea II of the North City Future Urbanizing Area\*

LAND USE	FY 2007 FEES
Estate Home (Density of 1, or fewer, per acre)	\$29,011 per unit
Single Family Detached	\$24,176 per unit
Multi Family Attached	\$16,923 per unit
Commercial	
a. Retail	\$51,345 per 1000 sq. ft. of Gross Building Area
b. Office	\$21,066 per 1000 sq. ft. of Gross Building Area
c. Employment Center	\$16,020 per 1000 sq. ft. of Gross Building Area
d. Service	\$26,113 per 1000 sq. ft. of Gross Building Area

\* These fees will be in effect until a Public Facilities Financing Plan is approved by Council.

#### CITYWIDE HOUSING IMPACT FEE Rates Effective July 1, 1996

These fees are deposited into the San Diego Housing Trust Fund to meet, in part, affordable housing needs in San Diego. The fees are collected for non-residential development and must be paid to the Planning Department prior to the issuance of a building permit. Fees subject to annual adjustment.

Type of Use	Fee Per Square Foot
Office .....	\$1.06
Hotel.....	\$0.64
Research & Development.....	\$0.80
Retail.....	\$0.64
Manufacturing.....	\$0.64
Warehouse.....	\$0.27

*Note: Some exemptions may apply for Enterprise Zone and Redevelopment Areas.*

These fees can be paid at the Development Services Center (formerly City Operations Building), 3rd Floor, 1222 First Avenue, when the building permit is issued. Please contact the offices listed below for further information concerning.

Fees for Specific Projects  
 Facilities Financing ..... (619)533-3670  
 (Project Manager Community Assignments Listed on Back Page)  
 Copies of the Ordinance  
 City Clerk..... (619)533-4000  
 The Housing Trust Fund / Housing Commission..... (619)578-7582

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**CITY PLANNING & COMMUNITY INVESTMENT DEPARTMENT  
FACILITIES FINANCING SECTION**

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Program Manager

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Supervising Project Manager

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Supervising Project Manager

**Project Managers**

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**Community Responsibilities**

Black Mountain Ranch, Carmel Mountain Ranch, Miramar Ranch  
North, Rancho Encantada, Scripps Miramar Ranch

Barrio Logan, Golden Hill, Greater North Park, La Jolla, Mid-City,  
Navajo, Serra Mesa, Skyline/Paradise Hills, Southeastern San  
Diego, Torrey Pines, Via De La Valle

Citywide Infrastructure, General Plan Liaison, General Plan  
Maintenance Fee

Carmel Valley (North and South) Otay Mesa (East and West),  
Pacific Highlands Ranch, Subarea 2, Torrey Highlands

Clairemont Mesa, College Area, Midway/Pacific Highway, Mission  
Beach, Ocean Beach, Old San Diego, Pacific Beach, Peninsula,  
Rancho Bernardo, San Pasqual, San Ysidro-Tijuana River Valley,  
Uptown

Mira Mesa, Mission Valley, North University City, South  
University City

Centre City, East Elliott, Otay Mesa-Nestor, Tierrasanta, Torrey  
Hills (formerly Sorrento Hills)

Del Mar Mesa, Kearny Mesa, Linda Vista, Rancho Penasquitos,  
Sabre Springs

For general questions phone us at (619) 533-3670 or e-mail us at [facilitiesfinancing@sandiego.gov](mailto:facilitiesfinancing@sandiego.gov)